

REAL ESTATE MORTGAGE

This indenture witnesseth that **Olson Group Network, LLC** of **Lake County, Indiana**, as **MORTGAGOR**,

MORTGAGES AND WARRANTS

to Quest Trust Company FBO Sona J Isharani ROTH #30817-21- 17171 Park Row Dr #100, Houston, TX 77084, as **MORTGAGEE**, the following real estate in Lake County, State of Indiana, to wit:

The Westerly 75 feet of Lot 12 in Block 1 in Garden Homes No. 2, as per plat thereof, recorded in Plat Book 25, page 73, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 3753 Englehart St, Gary, IN 46405, USA

and the rents and profits therefrom, to secure the payment of the principal sum of Eighty-Five Thousand and 00/100 Dollars, (**\$85,000.00**) when the same shall become due, of all sums due and owing the mortgagor pursuant to the terms of a certain promissory note of even date.

This mortgage is second and junior to a mortgage to Brett Roberson recorded immediately prior to this mortgage.

Mortgagor warrants and agrees to defend the title to the Property, subject to validly existing easements, rights-of-way, and prescriptive rights of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in person other than Mortgagor, and other instruments, other than conveyance of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly.

It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes, charges and property owner's association dues against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing. Mortgagor shall be named as a loss payee on the insurance binder, and the insurance policy must provide that the policy may not be canceled without first giving Mortgagor 14 days written notice. Mortgagor shall have the right to inspect the premises upon giving Mortgagor 24 hours written notice.

The undersigned person executing this mortgage on behalf of **Olson Group Network, LLC**, represents and certifies that he or she is a duly elected officer of **Olson Group Network, LLC**, and has been fully empowered, by proper resolution of the Board of Directors of **Olson Group Network, LLC**, to execute and deliver this deed; that **Olson Group Network, LLC**, has full corporate capacity to mortgage the real

Initials JJ

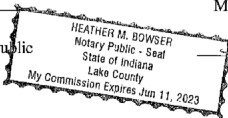
behalf of **Olson Group Network, LLC**, in the foregoing subscribing witness' presence.

WITNESS my hand and Notarial Seal this 30th day of March, 2021.

Heather M Bowser

MY COMMISSION EXPIRES:

Heather M Bowser Notary Public



June 11, 2023

A Resident of Lake County

This Instrument Prepared By: Steve Hatcher
17171 Park Row Dr #100, Houston, TX 77084
Our file No. 3753 Englehart St, Gary, IN 46405, USA

Initials

JJ